110.0	0002	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,200 /	677,200
					USE VALUE:	677,200 /	677,200
					ASSESSED:	677,200 /	677,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARANGA THOMAS HUGH
Owner 2:	REED LAUREN HOSTETTER
Owner 3:	
Street 1:	96 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIJEK HARVEY I--ETAL -
Owner 2:	LIJEK SUZANNE W -
Street 1:	96 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	278,200		399,000	677,200
Total Card	0.115	278,200		399,000	677,200
Total Parcel	0.115	278,200		399,000	677,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.56 | /Parcel: 354.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70292

GIS Ref

GIS Ref

Insp Date 11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0010.A

!8614!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,300	0	5,000.	399,000	677,300	677,300	Year End Roll	12/18/2019
2019	101	FV	230,300	0	5,000.	393,300	623,600	623,600	Year End Roll	1/3/2019
2018	101	FV	230,300	0	5,000.	302,100	532,400	532,400	Year End Roll	12/20/2017
2017	101	FV	230,300	0	5,000.	285,000	515,300	515,300	Year End Roll	1/3/2017
2016	101	FV	230,300	0	5,000.	262,200	492,500	492,500	Year End	1/4/2016
2015	101	FV	217,300	0	5,000.	245,100	462,400	462,400	Year End Roll	12/11/2014
2014	101	FV	217,300	0	5,000.	225,700	443,000	443,000	Year End Roll	12/16/2013
2013	101	FV	217,300	0	5,000.	225,700	443,000	443,000		12/13/2012

PRINT

Date	Time
12/10/20	23:10:01

LAST REV

Date	Time
09/05/19	15:22:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIJEK HARVEY I-	69329-88		5/24/2017		650,000	No	No		
	15585-72		5/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	70292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2001	278	Re-Roof	4,900	C				
6/24/1998	496	Porch	15,000					REM SUNROOM/NEW WD
2/5/1913	169	Manual						

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
11/25/2008	Meas/Inspect	163	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/1/2000	Measured	264	PATRIOT
8/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26260209
Const Adj.:	0.98990101
Adj $ / SQ:	156.231
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403223
Depreciation:	124999
Depreciated Total:	278224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

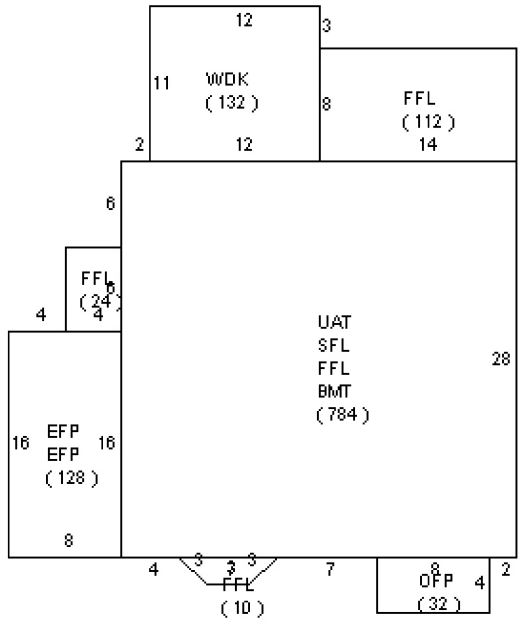
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.23
Special Features:	0	Val/Su Net:	89.34
Final Total:	278200	Val/Su SzAd	162.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	930	156.230	145,295
BMT	Basement	784	46.870	36,746
SFL	Second Floor	784	156.230	122,485
EFP	Enclos Porch	256	37.480	9,594
UAT	Upper Attic	196	109.360	21,435
WDK	Deck	132	13.440	1,774
OFP	Open Porch	32	43.560	1,394

	Net Sketched Area:	3,114		Total:	338,723
Size Ad	1714	Gross Are	3702	FinArea	1910

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	